

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
IRONWOOD AT CRESTWAY (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar §

1. Name of Subdivision: Ironwood at Crestway HOA, also known as Windcrest Heights
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Ironwood at Crestway (San Antonio) Homeowners' Association, Inc.
4. Recording Data for Association: Plat records are filed with Bexar County, Texas under Document No. 20130094281, Book 9654, Page 2014; Document No. 20130154669, Book 9657, Page 103-106, Easement Agreement is filed under Document No. 20130191382, Book 16335, Page 2305.
5. Recording Data for Declaration and any amendments: Declaration of Protective Covenants is filed at the county under Document No. 20130125315, Book 16178, Page 213.

Affidavit of Dedicatory instruments are filed under Document No. 20130143625, Book 16223, Page 1255

Bylaws are filed with the county under Document No. 20130143625, Book 16335, Page 2302

Certificate of Formation is included in the above Affidavit of Dedicatory instruments filed under Document No. 20130143625, Book 16223, Page 1255.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Collection Policy dated 8/30/2016 is filed under Document No. 20160174298, Book 18070, Page 540.

Violation Enforcement and Fining Resolution dated 7/18/2017 is filed under Document No. 20170141524, Book 18637, Page 366.

Billing Policy and Payment Plan Guidelines for the Ironwood at Crestway (San Antonio) Homeowners' Association, Inc. dated 6/27/2019 is filed under Document No. 20190141215.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Community Enhancement. Fee = 0.30% of Sale Amount (0.15% from Seller + 0.15% from Buyer)

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

Ironwood at Crestway (San Antonio) Homeowners' Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

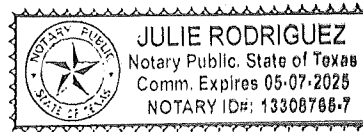
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Ironwood at Crestway (San Antonio) Homeowners' Association,  
Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210309488  
**Recorded Date:** November 04, 2021  
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**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 1:06 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk